

Chapter 15A-13 - RESIDENTIAL CONSERVATION OVERLAY ZONE

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15A-13- Residential Conservation Overlay Zone

15A-13-01 Residential Conservation Subdivision Design

A. In an effort to encourage water conservation, improve the long term viability of planted street trees, create a safer pedestrian walking environment, and allow greater flexibility in subdivision design and lot layout, the Residential Conservation Overlay Zone was created to promote development and redevelopment in Sandy City neighborhoods. A 10 foot cross-section for parkstrips and sidewalks (5 foot parkstrip, 5 foot sidewalk) is required when developing new subdivisions. To encourage neighborhood reinvestment, the Planning Commission may allow adjustments in minimum lot size, frontage, and setbacks, irrespective of requirements in underlying zones, based upon the following:

Table 15A-13-01(A) - Minimum Parcel Size and Setback Minimum Requirements

Zone	Minimum Lot Size	Average Lot Size	Lot Frontage	Front Yard Setback	Side Yard Setback	Rear Yard Setback
R-1-40	36,000 s.f.	40,000 s.f.	110 ft.	30'	15'/30'	30'
R-1-30	28,000 s.f.	30,000 s.f.	100 ft.	30'	12'/27'	30'
R-1-20	18,000 s.f.	20,000 s.f.	90 ft.	30'	10'/24'	30'
R-1-15	13,000 s.f.	15,000 s.f.	85 ft.	30'	10'/22'	30'
R-1-12	10,000 s.f.	12,000 s.f.	80 ft.	30'	8'/20'	30'
R-1-10	8,000 s.f.	*9,000 s.f.	70 ft.	10' to porch 15' to living 18' to garage	**8' /16'	20'
R-1-9	7,000 s.f.	*8,000 s.f.	65 ft.	10' to porch 15' to living 18' to garage	**7'/14'	20'
R-1-8	6,500 s.f.	*7,500 s.f.	60 ft.	10' to porch 15' to living 18' to garage	**6'/12'	15'
R-1-7.5	5,000 s.f.	*6,000 s.f.	50 ft.	10' to porch 15' to living 18' to garage	**5' /10'	15'
R-1-6	4,500 s.f.	*5,500 s.f.	50 ft.	10' to porch 15' to living 18' to garage	**5' /10'	15'
R-2-10	5,000 s.f. sfd 8,000 s.f. mfd	*5,000 s.f sfd, *9,000 s.f. mfd	55 ft. sfd 60 ft. mfd	10' to porch 15' to living 18' to garage	**5' /10'	15'
R-2-8	4,000. s.f. sfd 6,500 s.f. mfd	*4,000 s.f. sfd *7,500 s.f. mfd	55 ft. sfd 60 ft. mfd	10' to porch 15' to living 18' to garage	**5' /10'	15'

sfd - single family dwelling; mfd - multi-family dwelling (duplex and/or twinhome)

* If the subject parcel is bordered, 51% or more, by a zoning district that allows more units per acre, or any commercial zoning district, the average lot size shown in Table 15A-13-01(A) will apply. Otherwise, the average lot size would have to maintain the minimum square footage required for the underlying zone. For example, if the subject parcel is zoned R-1-10 and 51% or more of the area bordering the subject property is zoned R-1-8, then the average lot size could be 9,000 square feet. If 51% of the bordering properties were zoned R-1-10, then the average lot size would need to remain at 10,000 square feet. For the purposes of measuring the percentages, the amount of linear feet around the subject parcel adjacent to the adjoining zoning districts will be the standard.

** Side yard setback shall maintain the regular setback on the side that shares the side yard of existing adjacent home, outside of this overlay zone.

- B. The treatment of buildings, materials, and exterior appurtenances shall create an aesthetically pleasing dwelling and site that is in character with the proportions of other surrounding structures, and yet provides diversity in design. An architectural balance of building materials, colors, design features, and textures which create 'random compatibility' shall be sought. Requirements applicable to all dwellings and lots are stated below:

- 1 The Planning Commission shall review and approve building elevations and materials for all projects within a Residential Conservation Overlay Zone, particularly where exposed to pedestrian and/or vehicular traffic.
- 2 Basic building materials for all residential uses shall be predominantly brick, stone, or masonry. Limited amounts of stucco and composite or wood siding may be considered if the quality of the design merits such consideration (no vinyl or aluminum siding allowed).
- 3 Buildings shall be designed to relate to grade conditions with a minimum of grading and exposed foundation walls, creating easy pedestrian access from sidewalks, parking areas, etc.
4. Front porches shall be added to the living area of dwellings and shall have a minimum depth of 5 feet and shall comprise a minimum of 50 percent of the width of the building's primary front facade (not including an attached garage). In no case shall the front porch be less than 15 feet in width.
5. Attached garages must be clearly subservient to front porches, by at least 5 feet.
6. Sidewalk connections shall be made from front porches directly to street sidewalks.
7. All front yards shall be landscaped using trees (both evergreen and deciduous), shrubs/bushes, and flowers. Approved street trees shall be planted three feet behind the sidewalk. This landscaping shall be bonded for at time of building permit. (Ord 13-04, Amended 1-30-2013)

15A-13-02 Residential Conservation Dwelling Design For Existing Dwellings

- A. In an effort to encourage neighborhood stability, conserve land, encourage water conservation, and create residential development based upon CPTED principles, property owners of existing dwellings may reduce front setbacks as outlined in this Chapter. More specifically, the intent of this ordinance is to allow additional front setback flexibility for residential remodeling for the following reasons:

1. To encourage neighborhood reinvestment by giving property owners more options when building new dwellings or expanding existing dwellings to meet changing family needs;
 2. To conserve land and to enhance usable yard area;
 3. To encourage water conservation using drought resistant plants and by eliminating the need for large expanses of landscape areas within front setback; and
 4. To encourage greater public safety by requiring architecture to be such that the dwelling has a greater tie to the street through the implementation of CPTED principles.
- B. The Community Development Department staff, irrespective of requirements in the underlying zone, may allow the reduction of the front yard building setback (minimums of 10' from sidewalk to porch, 15' from sidewalk to living space, and 18' from sidewalk to garage) for dwelling structures when all of the following standards are met:
1. Front porches shall be added to the living area of dwellings and shall have a minimum depth of 5 feet and shall comprise a minimum of 50 percent of the width of the building's primary front facade (not including an attached garage). In no case shall the front porch be less than 15 feet in width.
 2. Front porches shall be designed for display, sitting, and conversation and shall not be used for storage.
 3. Attached garages must be clearly subservient to front porches, setting back further than the porch as indicated in the diagram below.
 4. CPTED principles shall be used in the design to promote natural surveillance, access control, territorial reinforcement, sense of ownership, and maintenance. Architectural design shall be such that dwellings are strongly oriented towards the street. Architectural structure, materials and treatments are encouraged which may include, but are not limited to the liberal use of second story levels, expansive windows with architectural treatments, balconies, stoops, insets, etc. to create additional interest and tie to the street, and other such architectural elements in accordance with natural surveillance.
 5. When remodeling an existing home, the new portion of the home shall be architecturally compatible, using similar exterior materials and colors including similar window and door design.
 6. Symbolic barriers, e.g., low level fences or hedges in the front setback, may be used to discourage crime and promote safety. Fences, if determined to be necessary or desirable, must be reviewed for their effectiveness in enhancing private space while not creating isolated uses or dead space void of natural surveillance. Fencing, where deemed appropriate, shall use picket fence materials or other similar open construction fencing, with the intent of promoting an open feeling and natural surveillance. Approved fences shall be compatible in color, texture, and design in relationship to building materials.
 7. It is encouraged that the front yard area be re-landscaped using more drought tolerant plants which may include a combination of trees, shrubs, and ground covers, using landscaping

guidelines as contained in the Water Efficient Landscaping Ordinance. (Ord 13-04, Amended 1-20-2013)

8. Sidewalk connections shall be made from front porches directly to street sidewalks.
9. Other design features which promote public safety and pedestrian activity, as approved by staff.

Residential Conservation Setbacks in R-1-8 Zone

